

## Inter Departmental Memorandum

TO: City Council

THROUGH: Marcus D. Jones, City Manager 

FROM: George Homewood, FAICP, Director of City Planning 

COPIES TO: Ronald G. Moore, Sr. Design & Rehabilitation Consultant

SUBJECT: Non Standard Lot Certificate – 3426 Thomas Street

DATE: June 10, 2016

Attached is a Certificate for a Nonstandard Lot authorizing development of a nonstandard lot consistent with the process authorized by Council in 2009. The approved design has been determined to be consistent with the character of the neighborhood in which it will be located.

Council requested this information be provided whenever development of a nonstandard lot has been authorized at the time the new ordinance was adopted.

### Property Information

<b>Location:</b>	3426 Thomas Street	<b>Neighborhood:</b>	Novella Heights
<b>Zoning:</b>	R-7	<b>Standard Lot Size:</b>	60 Ft. x 100 Ft.
<b>House Type:</b>	2 Story Single Family	<b>Proposed Lot Size:</b>	54.53 Ft. x 155.86 Ft.
<b>House Size: (Width x Depth)</b>	42 Ft. x 34.67 Ft.	<b>Square Footage:</b>	2072 Sq. Ft.

A copy of the Survey and the Front Elevation is included for your review.

For more information, please contact George Homewood, Planning Director at 664-4747 or Ronald Moore, Sr. Design & Rehabilitation Consultant at 664-6778.



**Department of Planning and Community Development  
Zoning Certification for Non-Standard Lots**

**Applicant Information**

<b>Applicant Name:</b>	Tymar Homes, LLC	<b>Date of Application:</b>	January 19, 2016
<b>Mailing Address:</b>	129 Hanbury Road		
<b>City, State, Zip Code:</b>	Chesapeake, VA 23322		
<b>Phone Number:</b>	757-289-8573	<b>E-Mail:</b>	

**Property Information**

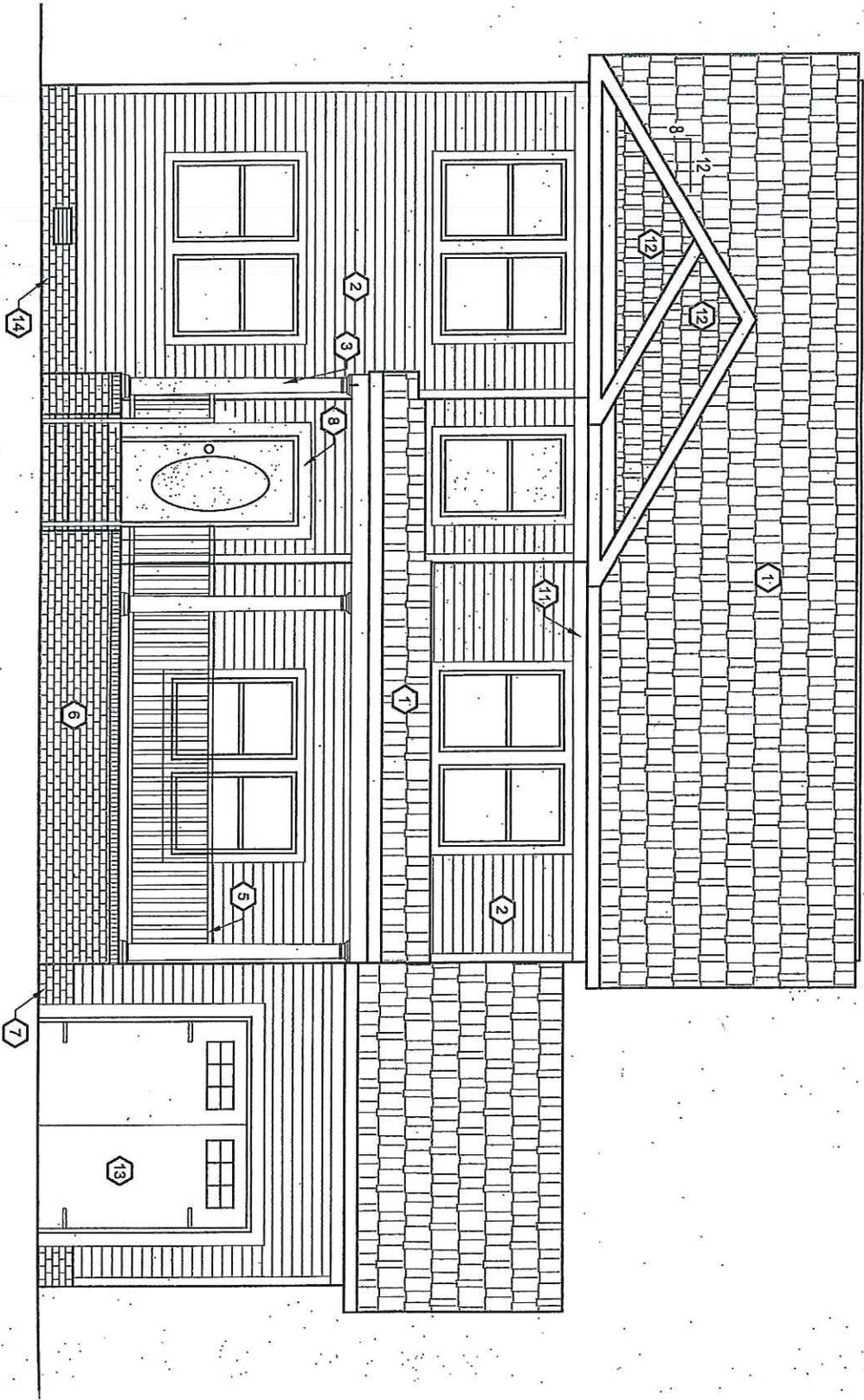
<b>Location:</b>	3426 Thomas Street	<b>Neighborhood:</b>	Norvella Heights
<b>Zoning:</b>	R-7	<b>Standard Lot Size:</b>	60 Feet x 100 Feet
<b>House Type:</b>	2 Story Single Family	<b>Proposed Lot Size:</b>	54.53 Feet X 155.86 Feet
<b>Proposed House Size:</b>	42 Feet x 34.67Feet	<b>Square Footage:</b>	2072 SF

The proposed building plans and elevations for development of the site at 3426 Thomas Street and located in the Norvella Heights neighborhood in Norfolk, Virginia have been determined to be in keeping with the character of the neighborhood using the standards established by City Council in Section 4-0.15 of the Zoning Ordinance, which include but are not limited to location and placement of windows, doors, roof(s), porch(es), columns, driveways, garage(s), and building height.

Please submit three sets of final plans and elevations to the Department of Planning and Community Development to be stamped "approved". After plans have been stamped, two sets of the approved plans will need to be presented to the Building Safety Division for consistency with Building Code requirements and for issuance of the required building permits.

George Homewood, FAICP, Director  
City Planning  
BC: City Manager's Office  
Planning Director  
Program Manager  
Building Official

June 1, 2016  
Date



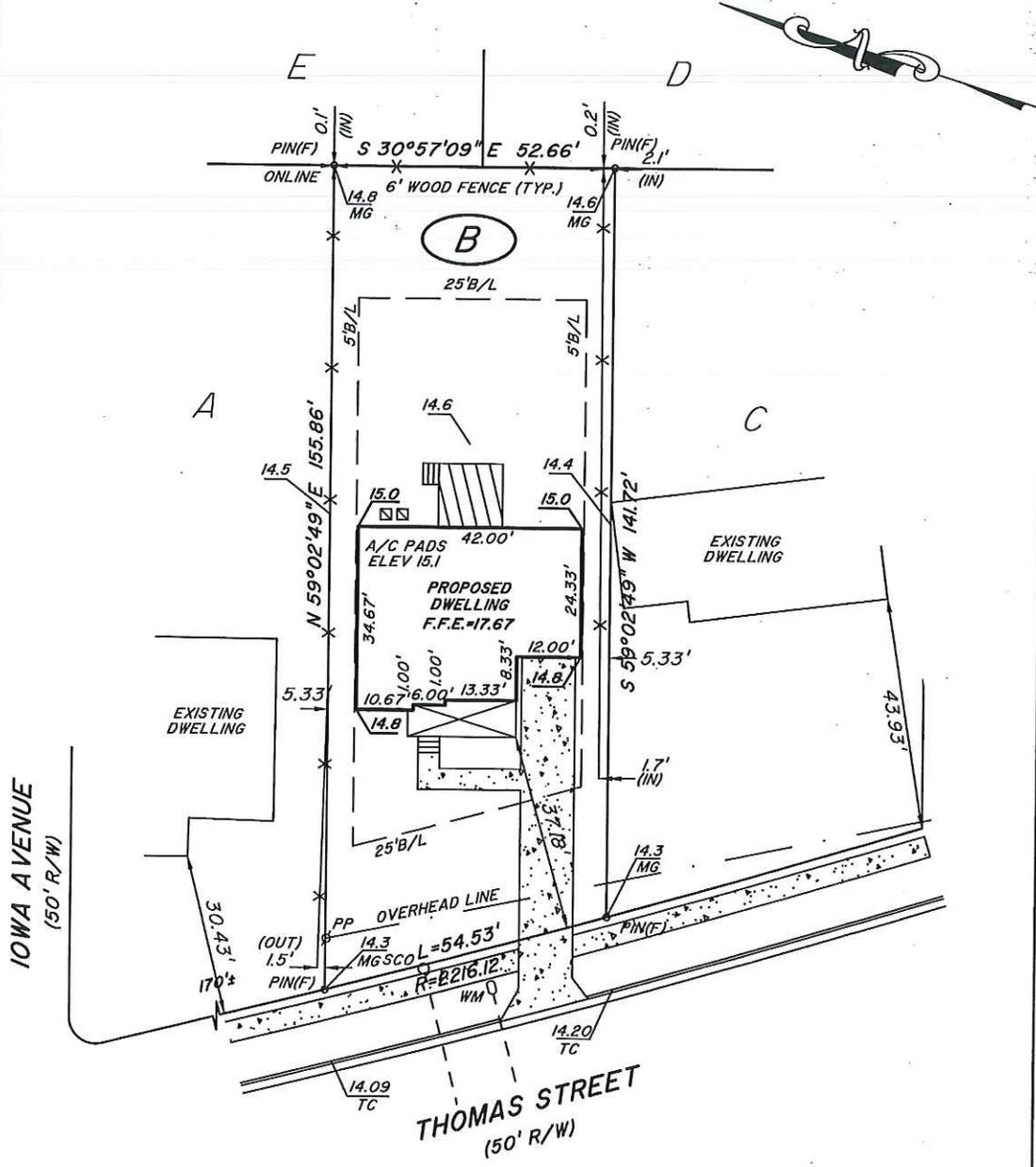
1  
A1 A7

**SOUTH ELEVATION**

SCALE: 1/4" = 1'-0"

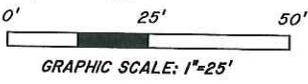
NOTE: SEE DETAIL 2/A1/A2 FOR FRONT RAKE DETAIL.

- (1) HASSELL & FOLKES IS NOT RESPONSIBLE FOR PLACING A PROPOSED BUILDING IN AN EXISTING EASEMENT DUE TO THE FOLLOWING CRITERIA:  
 (A) HASSELL & FOLKES HAS NOT BEEN FURNISHED, BY THE CLIENT, WITH A CURRENT TITLE REPORT SHOWING EASEMENTS ON THE SITE.  
 (B) HASSELL & FOLKES HAS NOT PERFORMED RESEARCH TO DETERMINE THE EXISTENCE OF EASEMENTS ON THE SITE.  
 (2) AFTER BUILDING PERMIT IS ISSUED, HASSELL & FOLKES ASSUMES THAT THE BUILDER APPROVES THE LOCATIONS OF THE BUILDING SHOWN.  
 (3) LOT IS SERVED BY CITY SEWER AND WATER.  
 (4) LOT GRADING SHOWN HEREON IS BASED ON TOPOGRAPHIC SURVEY PERFORMED 12-18-15 (NAVD 88 VERTICAL DATUM).  
 (5) ALL DIMENSIONS SHOWN ON THE BUILDING(S) ON THIS PLAN ARE FIELD STAKE-OUT DIMENSIONS AND HAVE BEEN VERIFIED BY THE BUILDER.



THE PROPERTY APPEARS TO LIE IN ZONE 'X' AS SCALED FROM COMMUNITY PANEL #515527 0290 G. THIS IS TO CERTIFY THAT THIS PLAN REFERS TO THE SAME LOT AS SET FORTH BY PLAT DATED NOV 26, 1962 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF NORFOLK, VIRGINIA IN M.B. 19, PAGE 61, AND DEED DATED 11-13-2015 AND RECORDED IN INSTRUMENT #150025491.

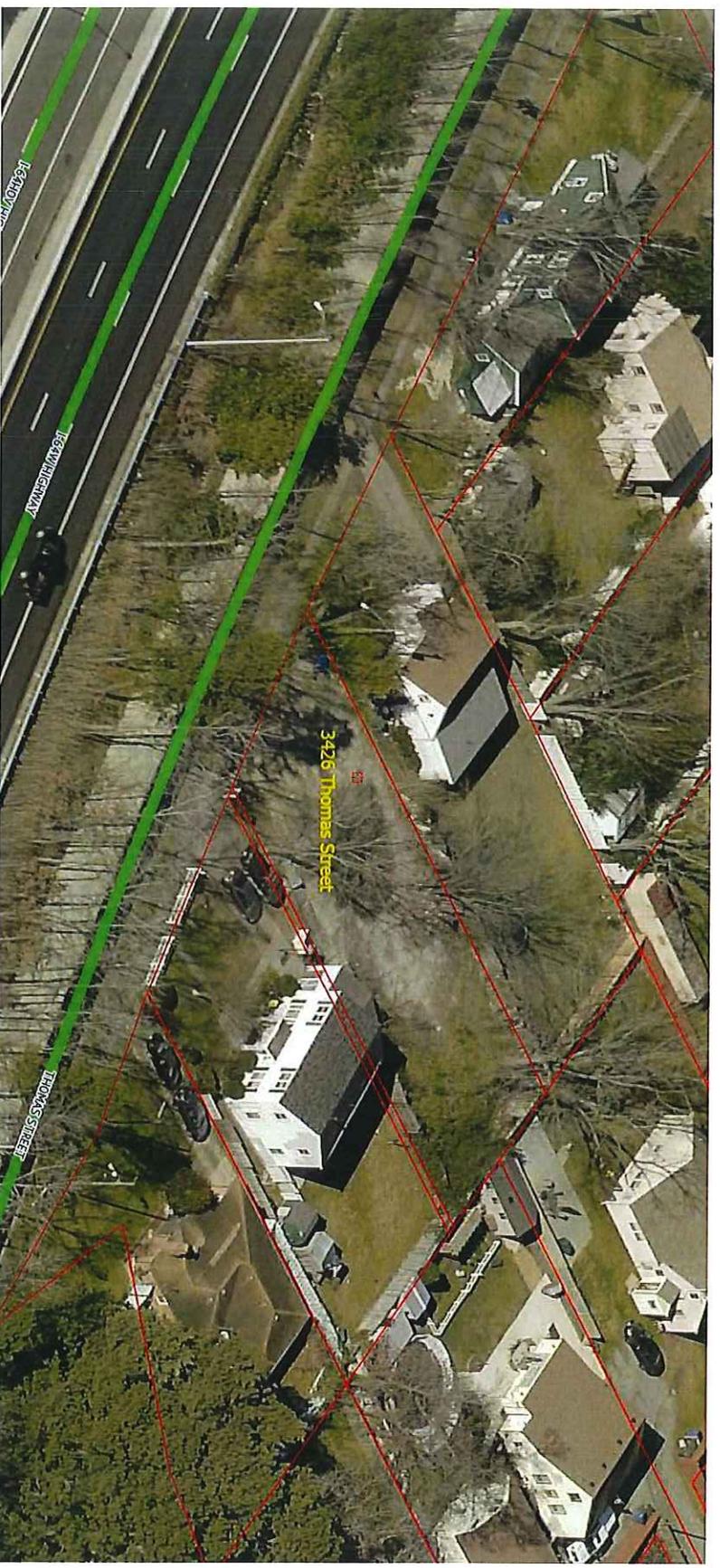
**PLOT PLAN OF A PORTION OF LOT B, SECTION TWO SUBDIVISION OF LOT 5 & PART OF LOT 2 AMENDED PLAT BRANDON PLACE NORFOLK, VIRGINIA**



W.O. #50426  
 DATE: 12/22/15

**HASSELL & FOLKES, P.C.**  
 ENGINEERS-SURVEYORS-PLANNERS  
 325 VOLVO PARKWAY  
 CHESAPEAKE, VIRGINIA 23320  
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 www.hfpc-online.com

3426 Thomas Street  
Front View



3426 Thomas Street  
Rear View

